

BLOCK 6 LOT 8B (EX S-1)
IN OR 2574/747
AMELIA PARK PHASE 1 UNIT 1

BOGGS REBECCA J & ROYCE C
1890 FLOYD ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0006-08B0



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	23 REINF CONC 60
Exterior Wall	10 ABOVE AVG 40
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2.5 100
Frame	04 REIN CONC 100
Stories	2. 100
Units	0 100

Quality 06 Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	890	100	890	188,632
FDG	506	60	304	64,432
FOP	83	30	25	5,298
FOP	224	30	67	14,201
FUS	778	100	778	164,894
STP	66	10	7	1,484
STP	277	10	28	5,935
UOP	35	20	7	1,484

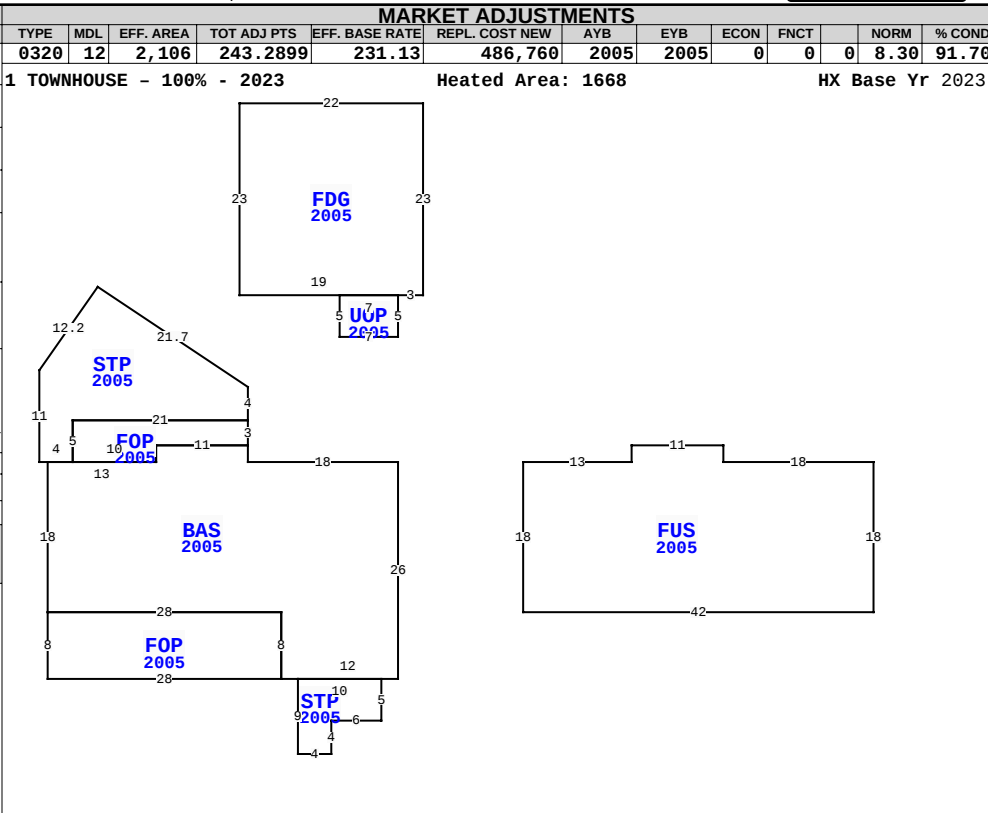
TOTALS 2,859 2,106 446,359

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2005	2005	3	27	270	
3	0810	CONCRETE A	0 100	23	19	437.00	SF	6.50	6.50	100	2005	2005	3	87	2,471	
6	0462	ST/AL FNC	0 100	24	3	72.00	SF	10.00	10.00	100	2005	2005	3	44	317	
7	0825	BRICK	0 100	12	3	36.00	SF	12.50	12.50	100	2005	2005	3	96	432	
8	1131	REINFR	8	0 100	56	4	224.00	SF	9.45	100	2005	2005	3	96	2,032	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	42.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	126,000							



1890 FLOYD ST, FERNANDINA BEACH

BLD DATE XF DATE INC DATE

LGL DATE LAND DATE AG DATE

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TOTAL OB/XF 8,672

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1	000100	C	SFR	100		PUD	0.00	0.00	42.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	126,000							

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		446,359
TOTAL MARKET OB/XF VALUE		8,672
TOTAL LAND VALUE - MARKET		126,000
TOTAL MARKET VALUE		581,031
SOH/AGL Deduction		75,635
ASSESSED VALUE		505,396
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		455,396
TOTAL JUST VALUE		581,031
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040614	NEW CONSTR	2,000	03/29/2004
20033767	NEW CONSTR	120,000	09/03/2003
20032582	FOUNDATION	1,000	02/25/2003

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2574/0747	6/29/2022	WD	Q	I	01	575,000

GRANTOR: FREITAG WILLIAM C & D

GRANTEE: BOGGS REBECCA J & R

2361/1343 5/15/2020 WD Q I 01 395,000

GRANTOR: CONNELLY ROBERT W J &

GRANTEE: FREITAG WILLIAM C &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 N2 FOP=[YR=2005] N3 STP=[YR=2005] N4 U12 L18 D10 L7 S11 E4N5E21\$ W21S5 E10 N2 E11 \$ W11 S2 W13 S18FOP=[YR=2005] S8 E28 N8 W28 \$ E28 S8 E2 STP=[YR=2005] S9 E4N4E6N5W10\$ E12 N26 \$ PTR=E15 FUS=[YR=2005] E13 N2 E11 S2 E18 S18 W42 N18 \$ W15 \$ PTR= N15 UOP=[YR=2005] N5 FDG=[YR=2005] E3 N23 W22 S23 E19 \$ W7 S5 E7 \$ S15 \$.